

## ZONING AND BUILDING AGENDA

JUNE 6, 2006

### THE ZONING BOARD OF APPEALS RECOMMENDATION

274481      DOCKET #7999 - MICHAEL NOONAN, OWNER, 7909 West 107th Street, Palos Hills, Illinois 60465, Application (No. SU-05-10; Z05178). Submitted by State Bank of Countryside, Trust 87-262, Michael Noonan, Sole Beneficiary, 7909 West 107th Street, Palos Hills, Illinois 60465. Seeking a SPECIAL USE for a Planned Unit Development in the ~~R-3~~ R-4 Single Family Residence District for three single family residences in Section 34 of Palos Township. Property consists of 2.3 acres located on the north side of 131st Street, approximately 650 feet east of Southwest Highway in Palos Township. Intended use: Planned Unit Development for three two-story brick and frame single family residences. **Recommendation: That the application be granted.**

### THE ZONING BOARD OF APPEALS RECOMMENDATION FOR VARIATIONS

279297      DOCKET #8060 - J. PETITO, Owner Application: Variation to reduce right side yard setbacks from 10 feet to 2 feet for a proposed attached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.21 of an acre, located on the west side of Linden Avenue, approximately 55 feet south of Gregory Street in Norwood Park Township. **Recommendation: That the application be denied.**

Conditions:    None

Objectors:     None

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279298      DOCKET #8061 – L. & G. NEUHAUS, Owners Application: Variation to reduce left side yard setback from 10 feet to 2 feet for a proposed attached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.22 of an acre, located on the west side of Linden Avenue approximately 116 feet south of Gregory Street in Norwood Park Township. **Recommendation: That the application be granted.**

Conditions:    None

Objectors:     None

279299      DOCKET #8064 – INTERRAIL, INC., Owner Application: Variation to increase height of (existing) sign from the maximum allowed 40 feet to 90 feet for an outdoor advertising sign in the I-3 Intensive Industrial District. The subject property consists of approximately 6 acres, located on the south side of I-55, approximately 5,350 feet east of Harlem Avenue in Stickney Township. **Recommendation: That the application be granted.**

Conditions:    None

Objectors:     None

279300      DOCKET #8065 – INTERRAIL, INC., Owner Application: Variation to increase height of (existing) sign from the maximum allowed 40 feet to 90 feet for an outdoor advertising sign in the I-3 Intensive Industrial District. The subject property consists of approximately 6 acres, located on the south side of I-55, approximately 6,350 feet east of Harlem Avenue in Stickney Township. **Recommendation: That the application be granted.**

Conditions:    None

Objectors:     None

**THE ZONING BOARD OF APPEALS RECOMMENDATIONS VARIATION**

- 279301      DOCKET #8068 - INTERRAIL, INC., Owner Application: Variation to increase height of (existing) sign from the maximum allowed 40 feet to 90 feet for an outdoor advertising sign in the I-3 Intensive Industrial District. The subject property consists of approximately 6 acres, located on the south side of I-55, approximately 8,376 feet east of Harlem Avenue in Stickney Township. **Recommendation: That the application be granted.**
- Conditions:    None
- Objectors:        None
- 279302      DOCKET #8087 - M. LETTIERI, Owner Application: Variation to reduce front yard setback from 40 feet to 35 feet; and reduce right interior side yard setback from 15 feet to 13 feet (existing) for an addition to the existing single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 1.09 acres, located on the west side of Long Avenue, approximately 628 feet south of Chicago-Elgin Road in Schaumburg Township. **Recommendation: That the application be granted.**
- Conditions:    None
- Objectors:        None
- 279303      DOCKET #8088 - A. NUDO, Owner Application: Variation to reduce front yard setback from 30 feet to 25 feet (existing); and reduce left interior side yard setback from 10 feet to 9 feet (existing) for an addition to the existing single family residence in the R-6 General Residence District. The subject property consists of approximately 0.23 of an acre, located on the east side of Brookview Lane, approximately 240 feet north of Pineview Drive in Orland Township. **Recommendation: That the application be granted.**
- Conditions:    None
- Objectors:        None
- 279304      DOCKET #8089 - Z. KADZIOLA, Owner Application: Variation to reduce rear yard setback from 40 feet to 30 feet; reduce front yard setback from 30 feet to 22 feet; and increase the floor area ratio from .40 to .46 for a single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.20 of an acre, located on the south side of Bryn Mawr Avenue, approximately 520 feet west of Vine Avenue in Norwood Park Township. **Recommendation: That the application be granted.**
- Conditions:    None
- Objectors:        None
- 279305      DOCKET #8090 - O. KREMPASKY, Owner Application: Variation to reduce right side yard setback from 10 feet to 2 feet (existing) for a shed in the R-5 Single Family Residence District. The subject property consists of approximately 0.25 of an acre, located on the east side of Glenshire Road, approximately 610 feet north of Central Road in Northfield Township. **Recommendation: That the application be granted.**
- Conditions:    None
- Objectors:        None

**THE ZONING BOARD OF APPEALS RECOMMENDATIONS VARIATION**

279306      DOCKET #8091 - J. MATEJA, Owner Application: Variation to reduce front yard setback from 30 feet to 20 feet; reduce both interior side yard setbacks from 10 feet to 3 feet; increase the floor area ratio from .40 to .50 for a new single family residence; reduce rear yard setback from 5 feet to 3 feet; and reduce both interior side yard setbacks from 10 feet to 3 feet for a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.07 of an acre, located on the west side of South Linder Avenue, approximately 272 feet south of 49th Street in Stickney Township. **Recommendation: That the application be granted.**

Conditions:    None

Objectors:     None

279307      DOCKET #8092 – J. MATEJA, Owner Application: Variation to reduce front yard setback from 30 feet to 20 feet; reduce both interior side yard setbacks from 10 feet to 3 feet; increase the floor area ratio from .40 to .50 for a new single family residence; reduce rear yard setback from 5 feet to 3 feet; and reduce both interior side yard setbacks from 10 feet to 3 feet for a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.07 of an acre, located on the west side of South Linder Avenue, approximately 247 feet south of 49th Street in Stickney Township. **Recommendation: That the application be granted.**

Conditions:    None

Objectors:     None

279308      DOCKET #8100 – G. & D. JENKINS, Owners Application: Variation to reduce lot width from 150 feet to 130 feet (existing) for a proposed single family residence on well and septic in the R-3 Single Family Residence District. The subject property consists of approximately 1.88 acres, located on the south side of 194th Street, approximately 1,438 feet west of Kedzie Avenue in Rich Township. **Recommendation: That the application be granted.**

Conditions:    None

Objectors:     None

279309      DOCKET #8101 – J. & S. RUNGE, Owners Application: Variation to reduce right interior side yard setbacks from 10 feet to 3 feet (existing); and reduce the distance between principal and accessory structure from 10 feet to 3 feet (existing) for a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.20 of an acre, located on the east side of Rowlet Avenue, approximately 484 feet north of Winters Drive in Leyden Township. **Recommendation: That the application be granted.**

Conditions:    None

Objectors:     None

\* The next regularly scheduled meeting is presently set for Tuesday, June 20, 2006.